

**MINUTES
OF THE
CRANBURY TOWNSHIP
HISTORIC PRESERVATION COMMISSION
CRANBURY, NEW JERSEY
SEPTEMBER 6, 2022**

TIME AND PLACE OF MEETING

The regular meeting of the Cranbury Township Historic Preservation Commission (HPC) was held on September 6, 2022 at 7:00 pm by remote access videoconferencing in response to COVID-19 and the Open Public Meeting Act guidelines.

CALL TO ORDER

With a quorum present, Chair Ryan called the meeting to order at 7:00 p.m.

STATEMENT OF ADEQUATE NOTICE

Pursuant to the Sunshine Law, adequate notice in accordance with the Senator Byron M. Baer Open Public Meetings Act (N.J.S.A. 10:4-6) was provided of this meeting's date, time, and place, and the agenda was mailed to the news media, posted on the Township bulletin board, mailed to those requesting personal notice, and filed with the Municipal Clerk. Notification of remote access meetings going forward, until further notice, was posted on the Township website on July 3, 2020 and sent to the Trenton Times, Home News, and Cranbury Press on July 3, 2020.

ROLL CALL:

Members Present: Ms. Ryan, Chair; Mr. Golisano, Vice-Chair; Ms. Marlowe; Ms. Suttmeier; Mr. Walsh; and Mr. Geier, Alt II

Members Absent: Mr. Szabo, Alt I

Professionals and Staff Present: Robin Tillou, Historic Preservation Commission Secretary
Matt Scott, Township Committee Liaison

APPLICATIONS

HPC159-22 - #95 N. Main Street, Block 28, Lot 5 – Historic District – Addition

Mr. Geoffrey and Mrs. Jasmine Hodgett were present and are the Owner and Applicant for the Certificate of Approval Application for 95 N. Main Street.

Mr. Hodgett stated they would like to add space in the rear of the property. They would like to add 600 sq. ft. of new space and 337 sq. ft. of alterations to the existing space.

Mr. Joseph Primiano of Primiano Architecture was present and representing the applicant.

Mr. Primiano went over the application that was submitted to the HPC. The existing structure is staying as is. All the work will be in the rear. Mr. Primiano went over the pictures that were submitted to the HPC.

Mr. Primiano stated the zoning permit has been approved by the zoning officer for the submission of this addition. The first floor that is existing is 1,255 sq. ft. and what is being added to the first floor is 430 sq. ft. The second floor is currently 1,055 sq. ft and 170 sq. ft. is being proposed to be added. On the existing 1st floor level is the porch, entry, living room, dining room, kitchen that led to stairs to a family room and a mud room. The existing one-story addition in the back is the laundry and bathroom. The proposal is to keep the mud room, laundry, bathroom and family room. The addition is beyond the

laundry because the jog in the house is over 23 ft. A bedroom on the first floor is a part of the proposal. The purpose of putting the addition on the first floor is to free up space on the second floor. The home is currently a 5-bedroom home and will stay a 5-bedroom home if this proposal is approved. On the existing second floor plan, bedrooms #4 and #5 are small and those are the rooms with the shallow ceiling. The plans show the ceiling in those bedrooms as 4'1" tall towards the back of the room. There will now be four bedrooms and two baths on the first floor due to an added bathroom in the back corner of the first floor.

Mr. Primiano stated the rear elevation shows the one-story bump, the two square windows and the power pit walls which will be transformed into the proposed elevation. The proposed elevation will have a set of glass doors out towards their patio. They will bring back the original details into the design. The proposal for the one story is to rid the unmatching siding and blend everything in so it matches. Everything is white on the house instead of the shutters which is black. The intent is to have black shutters and keep the rooflines matching.

Chair Ryan asked to review the materials being used.

Mr. Primiano stated the existing materials are wood. The new materials are going to have to be wood to get the matching details. The corbels can be made from composite. The exposure on the clapboard was wood that was painted which is what it will be.

Chair Ryan stated when an addition is put onto a building, in compliance with the *Secretary of the Interior Standards for The Treatment of Historic Properties*, some indication is required that it is an addition and not a part of the original structure.

Mr. Primiano stated you would not be able to tell. It will be matching as best as possible.

Mr. Geier stated he thinks the addition is good the way it is to continue the original materials.

Vice-Chair Golisano stated the way they are carrying the lines of the building is appropriate. It would be interesting to know if any walls are opened on the second-floor structure to see if it is heavy timber frames with anything inside. Please keep HPC in the loop of the process.

Vice-Chair Golisano asked what they were intending to use for the window types. What is going to be used for the downspouts and the shutters?

Mr. Primiano stated the windows can be wood or a fiber x window depending on what HPC would like. The shutters can be found possibly. The downspouts will be aluminum liter with a 5" gutter.

Mr. Geier stated the downspouts are copper on the front porch.

Mr. Primiano stated he can match that.

Mr. Golisano stated the upper ones are white so it may be unnecessary to do a copper look for the rest of the building because that would pop out. The upper ones need to be checked whether they are corrugated round or smooth round.

Mr. Geier stated shutters can be purchased to match the existing shutters. Are the existing windows 4 over 4 divided light windows?

Mrs. Hodgett stated the existing windows are simulated and are replacement windows, not the original.

Mr. Geier stated to match the profiles of the simulated divided lights would be preferred.

Ms. Marlowe stated to hang the shutters on hardware as opposed to attaching them to the side of the building.

Ms. Hodgett stated they can do that.

Mr. Golisano made the motion to approve the 95 N. Main Street CoA Application with conditions. Ms. Marlowe offered a second.

ROLL CALL:

AYES: Ms. Ryan, Mr. Golisano, Ms. Marlowe, Ms. Suttmeier and Mr. Walsh

NAYS: None.

ABSTAIN: None.

OLD BUSINESS

Cranbury Station Hamlet Historic District

Ms. Susan Rudy was present to represent the Monroe Historic Preservation Commission (HPC). Ms. Rudy is the Chair of the Monroe HPC.

Ms. Rudy stated Warren Barnes, HPC Member, had spoken with Ms. Marlowe.

Ms. Marlowe stated she had advised Mr. Barnes of the status of the nomination. She encouraged him to give support of that.

Chair Ryan stated she had spoken with the State and had requested the certification of eligibility for the rail line. It is 4" thick of paper and is hard copy. They will be getting that to us. Andrea Tingey, NJHPO, sent all the parts of the national district nomination. There are written narratives, survey of all the buildings and graphics (the map). We do not have a certification of eligibility and we must start that first before the national registry nomination procedure.

Vice-Chair Golisano stated the paperwork that the Township Planner is putting together will give us the certification of eligibility.

Chair Ryan stated one thing that stuck out on the list for the national registry is it states it is a two-to-three-year process before it is complete. There is a minimum of one round of edits and can be up to four or five rounds of edits and that includes that timeline.

Chair Ryan stated the depot was not on any registry anywhere as per the developer of the 2 – 4 Cranbury Station Road project that presented at the Development Review Committee on September 1, 2022. There was discussion about consideration of the depot in this development, which is good. But, having it be a nomination would ensure properties in the future that would be in the conversation.

Vice-Chair Golisano stated the rail line has its own Certification of Eligibility already. That may be a way to take that on for a submission. The original submission was 1975 and the boundary of it was 1991 (approximately).

Chair Ryan stated since the rail line already has its eligibility determined we can start with that.

Ms. Marlowe stated the owner of 2 – 4 Cranbury Station Road is interested in getting the Historical Society to take over the Depot itself. He does not want it taken down but would like the Historical Society to take it over and possibly preserve it.

Ms. Suttmeier stated the Parks Commission could possibly take it over as well.

Vice-Chair Golisano stated he did hear back regarding the maps. There was the offer to provide the old NETR historic aerials in documenting what we need. We should define the boundaries in the areas we want.

Ms. Suttmeier stated HPC should take the 1876 map and map around the rail line.

Vice-Chair Golisano stated a wish list should be put out for HPC to designate so when a development from an Owner has applied to the PB/ZBA HPC can put in their advisory comments.

Ms. Suttmeier displayed the 1876 map and went over possible boundaries of the rail line.

Cranbury Township Signage

Ms. Suttmeier stated she had made progress in the last two weeks. Mr. Szabo and herself walked/drove around Cranbury Township. There are 23 places that they found in the Cranbury Village Historic District where signs can be upgraded. She would like to speak with EDAC and present at their next meeting. She would also like to speak with the vendor to speak about the costs.

Vice-Chair Golisano will follow up with the signage vendor.

Ms. Suttmeier had a conversation with Mr. Szabo stating School House Lane needs signage.

Vice-Chair Golisano mentioned the Station Road sign that will be moving forward which will be a welcome sign.

Mr. Scott stated that is at the intersection on the west side of Route 130.

Ms. Suttmeier will present to the Township Committee in October/November.

CLG Grant

Ms. Tillou stated she received what was needed for submission of the signatures of the CLG contract except for the certificate of insurance. Once the certificate of insurance is received, the signed contract will be given to the State and then the RFP must be done for the architectural surveys.

Chair Ryan stated there is a mandatory training meeting for the 2024 CLG Grant occurring on September 8, 2022 at 10 am via virtual.

In-Person Meetings

Chair Ryan announced the next meeting on September 20, 2022 will be in person at Town Hall, 23-A N. Main Street. The meeting will be held in the meeting room where it will be streaming live on YouTube. Public comment must be given in person, the live stream will not allow for public comment.

MINUTES August 16, 2022 Meeting

Mr. Golisano made the motion to approve the minutes. Ms. Marlowe offered a second.

ROLL CALL:

AYES: Ms. Ryan, Mr. Golisano, Ms. Marlowe, Ms. Suttmeier and Mr. Walsh

NAYS: None.

ABSTAIN: None

PUBLIC COMMENT

Chair Ryan opened the meeting to the public.

Kathy Morolda, 693A Yardley Way, Monroe, NJ, stated she no longer lives on Halsey Reed Road, but she is a couple of miles away and is happy to see HPC will be taking interest in the depot and will do what she can to assist in that.

With no further public comments, Chair Ryan closed the public forum.

ADJOURNMENT OF MEETING

There being no further business, a motion was made by Vice-Chair Golisano to adjourn the meeting and Ms. Marlowe offered a second. By unanimous vote, the meeting was thereupon adjourned at 8:15 pm.

CERTIFICATE OF SECRETARY

I, the undersigned, do hereby certify that I am the duly appointed secretary of the Cranbury Township Historic Preservation Commission, and that this document, consisting of five (5) pages, constitutes a true and correct copy of the minutes of the regular meeting held on September 6, 2022.

IN WITNESS WHEREOF, I have hereunto subscribed my name on this day of September 21, 2022.

Robin Tillou

Robin Tillou

Recording Secretary

Historic Preservation Commission